



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

August 27, 2024

SUBJECT: Consideration to Approve the Task Order with Raney Planning and Management to Process the Proposed Caliterra Ranch Tentative Subdivision Map Amendment Project

PREPARED BY: Bill Zenoni, City Manager

Recommendation

Staff recommends that the Wheatland City Council consider the attached Task Order with Raney Planning and Management Inc. for the processing of the proposed Caliterra Ranch Tentative Subdivision Map Amendment Project (see Attachment 1). This action does not include any recommendations on the project itself. The Task Order will allow the preparation of a CEQA document and processing of the project for future City Council consideration.

Background

The proposed Task Order with Raney Planning and Management Inc. has been prepared pursuant to the Professional Services Agreement between the City of Wheatland and Raney Planning and Management Inc. executed on May 16, 2022. The proposed Task Order exceeds the City Manager's approval authority, as a result, the Task Order requires City Council approval.

Discussion

State law requires the City to process the proposed tentative map application. Approval of the attached Task Order does not approve any project entitlements. Approval of the attached Task Order authorizes Raney Planning and Management Inc. to perform the necessary tasks to process the proposed Caliterra Ranch Tentative Subdivision Map Amendment Project, including the review of the proposed project for compliance with the City's General Plan and Zoning Code and preparing the necessary environmental review pursuant to the California Environmental Quality Act (CEQA).

The proposed project will be brought to the Wheatland Planning Commission and City Council for future review.

Fiscal Impact

None. The proposed project is entirely funded by the project applicant.

Attachment

1. Consultant Task Order

TASK ORDER #16

Caliterra Ranch Tentative Subdivision Map (TSM) Amendment Project CEQA Addendum and Planning Services

Date: July 29, 2024

Owner: City of Wheatland
Bill Zenoni
111 C Street, Wheatland, CA 95692
bzenoni@wheatland.ca.gov

Consultant: Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
(916) 372-6100
timraney@raneymanagement.com
Tim Raney, President

Original Project Contract: Wheatland Planning Services Contract (May 16, 2022)

Project Funding Source: Project Applicant

The Consultant is hereby authorized to perform the following work subject to the provisions of the Contract identified above:

Fee (Not to Exceed): Estimate of \$82,875

Scope:

Please see Attachment 2 for a complete scope of work.

Raney will complete the following tasks to provide planning and environmental services for the Caliterra Ranch TSM Amendment Project CEQA Addendum.

1. Project Initiation

2. Planning Services

- a. Application Review
- b. Agency Coordination
- c. Prepare Staff Reports, Findings, and Resolutions
- d. Prepare Public Noticing
- e. Project Management (Planning Services)

3. Environmental Services

- a. Prepare Administrative Draft CEQA Addendum
- b. Air Quality and GHG Technical Analysis
- c. Prepare Final CEQA Addendum
- d. Project Management (Environmental Services)

Payment and Invoicing Procedures

Invoicing and Payment is per Professional Services Agreement executed on May 16, 2022.

The undersigned consultant hereby agrees that it will provide all equipment, furnish all materials, except as may be otherwise noted above, and perform all services for the work above specified in accordance with the Contract identified above and will accept as full payment therefore the amount shown above.

City of Wheatland

Consultant: Raney Planning & Management

Dated: _____

Dated: _____

Title: City Manager

Title: _____

Print Name: Bill Zenoni

Print Name: _____

Signature: _____

Signature: _____

ATTACHMENT A

SCOPE OF WORK CALITERRA RANCH TSM AMENDMENT PROJECT

Please find below Raney's scope of work, schedule, and budget to initiate the planning and environmental review process for the Caliterra Ranch TSM Amendment Project.

PROJECT UNDERSTANDING

Project Location

The project site is located southwest of the intersection of Wheatland Park Drive/Wheatland Road and Olive Street in the City of Wheatland, California. The approximately 191-acre project site (APNs 015-180-074 and -079) is bisected by Oakley Lane. Village 1 and Village 2 of the Jones Ranch residential site are under-construction on the eastern half of the project site; the remainder of the eastern half is undeveloped. A barn and orchard are located on the western half of the project site. Surrounding existing land uses include single-family residences, commercial uses, undeveloped land, a church, a cemetery and school to the north, across Wheatland Road; undeveloped land, single-family residences, and the Wheatland Union High School athletic track and baseball fields to the east; and agricultural uses to the south and west. The project site is within the Jones Ranch plan area. The City of Wheatland General Plan designates the site as Low Density Residential and the project site is zoned Planned Development (PD).

Project Background

Development of the Caliterra Ranch site was previously evaluated in the 2002 Jones Ranch Project Environmental Impact Report (EIR). The EIR evaluated the annexation of approximately 191 acres into the City of Wheatland city limits, as well as the development of 552 single-family residences on the 191-acre site. The Jones Ranch Project also included the annexation of an additional 31 acres ("Island Property") into the City of Wheatland city limits and development of 50 residential units on the 31-acre site.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in 2005 for the Jones Ranch Tentative Map (TM) project. The IS evaluated the development of 552 dwelling units on the 191-acre project site. The project required approval of a Large Lot TSM to subdivide the Jones Ranch TM project site into two parcels. The project also required approval of a Small Lot TSM to subdivide the site into 552 single-family lots and additional lots for commercial and public uses. The Small Lot TSM included 129 acres designated for low-density residential uses; 2.4 acres for parkland uses; 10 acres for elementary school uses; 8.1 acres for expansion of the adjacent Wheatland Union High School; 2.5 acres of commercial uses; 17.1 acres of open space/drainage corridors; a 6.4-acre detention basin; 0.6-acre well site; 1.9-acre pedestrian paseo/tot lot; 10.3 acres or major roadways; and 0.2 acres for a sewer lift station.

Project Understanding

The Caliterra Ranch Project would modify the Jones Ranch TM Project and include an additional 68 single-family lots, which would increase the number of single-family lots for the previously approved Jones Ranch TM Project from 552 to 620. The proposed project would include a 1.3-acre fire station site and is comprised of eight neighborhoods: Village 1 with 55 dwelling units; Village 2 with 90 dwelling units; Village 3 with 104 dwelling units; Village 4A with 96 dwelling units; Village 4B with 27 dwelling units; Village 5 with 74 dwelling units; Village 6 with 90 dwelling units; and Village 7 with 84 dwelling units.

The proposed project would require City approval of the TSM Amendment.

APPROACH

Raney proposes to prepare a CEQA Addendum to the 2002 Jones Ranch EIR and 2005 Jones Ranch TM IS/MND. The Addendum will be prepared consistent with CEQA Guidelines. According to CEQA Guidelines Section 15164, an addendum to an adopted EIR or Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Based upon Raney's preliminary review of the Caliterra Ranch TSM Amendment Project information, Raney does not anticipate that any of the conditions described in Section 15162 will be met by the modified project, though this will be confirmed through an objective, project-specific analysis. The conditions set forth in Section 15162 are as follows:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more

significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Addendum will focus on whether the Caliterra Ranch TSM Amendment Project would result in new significant impacts or a substantial increase in the severity of significant impacts previously identified in the 2002 Jones Ranch EIR and 2005 Jones Ranch TM IS/MND as a result of changes to the project or circumstances under which the project would be undertaken. It is important to note that, in cases where an approved project has already undergone environmental review, and the environmental document has been certified by the lead agency, the lead agency can restrict its review to the incremental effects of the modified project, rather than having to reconsider the overall impacts of the project. In other words, if the project under review constitutes a modification of a previously approved project previously subjected to environmental review, then the “baseline” for purposes of CEQA is adjusted such that the originally approved project is assumed to exist. Thus, the environmental baseline for this analysis would consist of the approved 2002 Jones Ranch Project and 2005 Jones Ranch TM IS/MND.

Raney proposes to format the Addendum to focus on key issue areas that may trigger any of the above Section 15162 criteria. Subject to City concurrence, Raney proposes to use a “streamlined” Addendum format, whereby, rather than preparing a full checklist analysis for all CEQA topics within Appendix G of the CEQA Guidelines, the Addendum would focus on the key issue areas and include a consolidated discussion of the remaining CEQA topics that are not anticipated to have new or substantially increased impacts as a result of the proposed project. If during the project initiation phase it is determined that the more comprehensive Appendix G Checklist is a preferable format for the Addendum, Raney would coordinate with City staff and amend this scope of work, schedule, and budget accordingly.

It is noted that in the event mitigation measures are required for the Caliterra Ranch TSM Amendment Project, this does not necessarily preclude the use of an Addendum. Based on CEQA Guidelines Section 15162(a)(D), a Subsequent EIR (SEIR) would be required where new or modified mitigation measures from those included in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures. So long as the applicant agrees to implement the additional project-specific mitigation measure(s) identified in an Addendum, preparation of an SEIR pursuant to CEQA Guidelines Section 15162 is not required, and an Addendum pursuant to CEQA Guidelines Section 15164 would remain the appropriate environmental document for the proposed project.

Technical Reports to be Prepared by Raney and its Sub-Consultants

Raney proposes to sub-contract with TJKM to prepare a Transportation Impact Study (see *Attachment A* for a complete scope of work).

The air quality and greenhouse gas (GHG) emissions analysis for the project will be conducted in-house by Raney’s Air Quality Division, led by Vice President/Air Quality Specialist, Rod Stinson, and Division Manager/Air Quality Specialist, Angela DaRosa. All air quality studies

will be prepared consistent with the regulations and requirements of the Feather River Air Quality Management District (FRAQMD) and the City.

With respect to biological resources, Raney will include a description of the potential effects to plan communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from build-out of the proposed project. Raney will conduct a search of the California Natural Diversity Database (CNDDDB). Raney will use the results from the CNDDDB search to ensure all CEQA issues have been accurately and adequately addressed. Raney anticipates that a biological resources report will not be required; however, if the CNDDDB search determines that more information is required, Raney would propose to contract with an appropriate sub-consultant and amend the contract accordingly.

With respect to cultural resources, Raney will describe the potential effects to historical and archaeological resources from buildout of the proposed project. Raney proposes to conduct a California Historical Resources Information System (CHRIS) search and Sacred Lands File search through the California Native American Heritage Commission (NAHC). Raney anticipates that a cultural resources report will not be required; however, if the CHRIS or Sacred Lands File search results determine that more information is required, Raney would propose to contract with an appropriate sub-consultant and amend the contract accordingly.

TECHNICAL SCOPE OF SERVICES

Raney proposes to perform the following tasks to begin the provision of planning and environmental review services for the proposed project:

TASK 1	PROJECT INITIATION/KICK-OFF MEETING	\$660
TASK 2	PLANNING SERVICES	\$10,235
Task 2.1	Application Review	\$1,960
Task 2.2	Agency Coordination	\$1,200
Task 2.3	Prepare Staff Reports, Findings, and Resolutions	\$3,620
Task 2.4	Prepare Public Noticing	\$425
Task 2.5	Project Management (Planning Services).....	\$3,030
TASK 3	ENVIRONMENTAL SERVICES	\$16,155
Task 3.1	Prepare Administrative Draft CEQA Addendum	\$6,735
<i>Task 3.1.a</i>	<i>Air Quality and GHG Technical Analysis</i>	<i>\$2,600</i>
Task 3.2	Prepare Final CEQA Addendum	\$2,540
Task 3.3	Project Management (Environmental Services)	\$4,280
ADDITIONAL EXPENSES.....		\$55,825
Printing/Copying/Travel/postage/Etc.		\$350
CHRIS Search.....		\$500
Subconsultant: TJKM		\$49,900
Raney 10% Administrative Fee (Printing/Copying/Travel/Etc. and Sub-Consultants).....		\$5,075

BUDGET

The total cost for completion of the task associated with initiating the scope of work for the Caliterra Ranch TSM Amendment Project CEQA Addendum and Planning Services is anticipated not to exceed **\$82,875** as shown in the spreadsheet below. The costs are based on the estimates of time for each task, following Raney's standard billing rates.

Caliterra Ranch TSM Amendment Project CEQA Addendum and Planning Services											
COST ESTIMATE											
		Persident	Senior Vice President	Project Director	Project Manager	Air Quality Specialist	Air Quality Technician	Senior Planner	Senior Associate	Associate	Cost Per Task
Task 1	Project Initiation				2			2			\$ 660
Task 2	Planning Services										
Task 2.1	Application Review	2						8		2	\$ 1,960
Task 2.2	Agency Coordination							6		2	\$ 1,200
Task 2.3	Prepare Staff Reports, Findings, and Resolutions	2						10		12	\$ 3,620
Task 2.4	Prepare Public Noticing							1		2	\$ 425
Task 2.5	Project Management (Planning Services)	4						12		2	\$ 3,030
Task 3	Environmental Services										
Task 3.1	Prepare Administrative Draft CEQA Addendum		2	6					7	30	\$ 6,735
Task 3.1.a	Air Quality and GHG Technical Analysis					6	10				\$ 2,600
Task 3.2	Prepare Final CEQA Addendum			2	5				3	6	\$ 2,540
Task 3.3	Project Management (Environmental Services)			4	20						\$ 4,280
	Total Hours	8	2	12	27	6	10	39	10	56	
	Hourly Rate	\$ 225	\$ 215	\$ 195	\$ 175	\$ 175	\$ 155	\$ 155	\$ 155	\$ 135	
	Total Labor	\$ 1,800	\$ 430	\$ 2,340	\$ 4,725	\$ 1,050	\$ 1,550	\$ 6,045	\$ 1,550	\$ 7,560	\$ 27,050
	Sub-consultant and Expenses										
	Copying/Printing/Travel/Postage/Etc.*										\$ 350
	CHRIS Search										\$ 500
	Sub-consultant: TJKM										\$ 49,900
	10% administrative fee										\$ 5,075
	Total Expenses										\$ 55,825
	Total Budget										\$ 82,875

*Estimates only. Will be billed on time-and-material basis.

The following assumptions were used in the calculations:

- The cost for copying and printing is an estimate only and will be billed at cost.
- Additional meetings and hearings can easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.
- Raney expects that all work will be completed within the budgeted time. If additional time is necessary beyond that which has been budgeted due to unanticipated circumstances, those items will need to be renegotiated.

Factors that would increase the scope of work and estimated costs outlined in the proposal include: attendance at additional meetings and hearings, printing of additional copies of reports, analysis of additional issues beyond those discussed in this proposal or a more detailed level of analysis than described in this proposal, additional comments and subsequent revisions or responses to comments, changes in the project, and collection of data required beyond that described in this proposal. Raney would propose to renegotiate these items, if required, or charge on a time-and-materials basis.

SCHEDULE

The following tentative schedule is based on experience providing similar services. The schedule could be lengthened or shortened, depending on the needs of the City of Wheatland. Factors that could lengthen or shorten the schedule include dates of receipt of project information, length of document reviews, changes in the project description, and unanticipated issues arising from City staff or the project team.

Tentative Schedule City of Wheatland Caliterra Ranch TSM Amendment Project CEQA Addendum and Planning Services		
MILESTONES & CRITICAL PATH	TIMING	ESTIMATED DATE
Notice to Proceed	TBD	Week of August 5, 2024
Project Initiation Meeting/Kickoff Meeting	Week of NTP	Week of August 5, 2024
Receipt of Transportation Impact Study	14 Weeks from NTP	November 12, 2024*
Submit Administrative Draft CEQA Addendum to the City	Three Weeks from Receipt of Transportation Impact Study	December 5, 2024
Receipt of City comments on Administrative Draft CEQA Addendum	Two Weeks	December 19, 2024
Submit Final CEQA Addendum to the City	One Week from Receipt of City Comments	January 6, 2025*
Planning Commission Hearing	TBD	January 2025/ February 2025
City Council Hearing	TBD	February 2025/ March 2025

*Extended due to holiday